

THE CITY OF SAN DIEGO

April 4, 2011

To Whom It May Concern:

RE: City of San Diego's Draft FY 2012 Annual Action Plan

Attached is the City of San Diego's Draft FY 2012 Annual Action Plan that is being made available to you for review and comment. The 30-day comment period for this process is from April 4, 2011 through May 5, 2011.

CDBG Program staff will be presenting the Draft Action Plan at various community meetings during this period. Public comments will be accepted at these meetings. This information and all updates to this process will be available for your review on the City's CDBG Program website (www.sandiego.gov/cdbg/general/).

If you have comments regarding this Action Plan, please refer them to our CDBG Program Office as follows:

• Via mail or in person:

CDBG Program

1200 Third Avenue, Suite 1400

San Diego, CA 92101

• Via E-mail:

CDBG@sandiego.gov

Via phone or fax:

Eriberto Valdez, CDBG Program Specialist Phone (619) 236-6393; Fax (619) 533-3219

All comments must be received by May 5, 2011.

In addition to the Draft Annual Plan document, a Public Comment Form and a Request Form is attached for your convenience.



CITY OF SAN DIEGO CDBG PROGRAM

Draft FY 2012 Annual Action Plan Request Form

ACENIC	NAME:	
AGENC	Y (if applicable): ADDRESS:	
P	HONE/E-MAIL:	
I am inter	ested in the followin	g (check all that apply):
	0 0	with CDBG Program staff to receive technical assistance in 's Draft Annual Action Plan
Re	equest for an alternat	ive format of the City's Draft Annual Plan
	Format requested:	
Tr	anslation assistance	with understanding the City's Draft Annual Action Plan
L	anguage requested:	
request m	_	ust receive your request no later than May 5, 2011 so that your dated during the 30-day public comment period. The form may be

• Via mail or in person: CDBG Program

1200 Third Avenue, Suite 1400

San Diego, CA 92101

• Via E-mail: <u>CDBG@sandiego.gov</u>

• Via phone or fax: Eriberto J. Valdez, Jr., CDBG Program Specialist

Phone (619) 236-6393; Fax (619) 533-3219

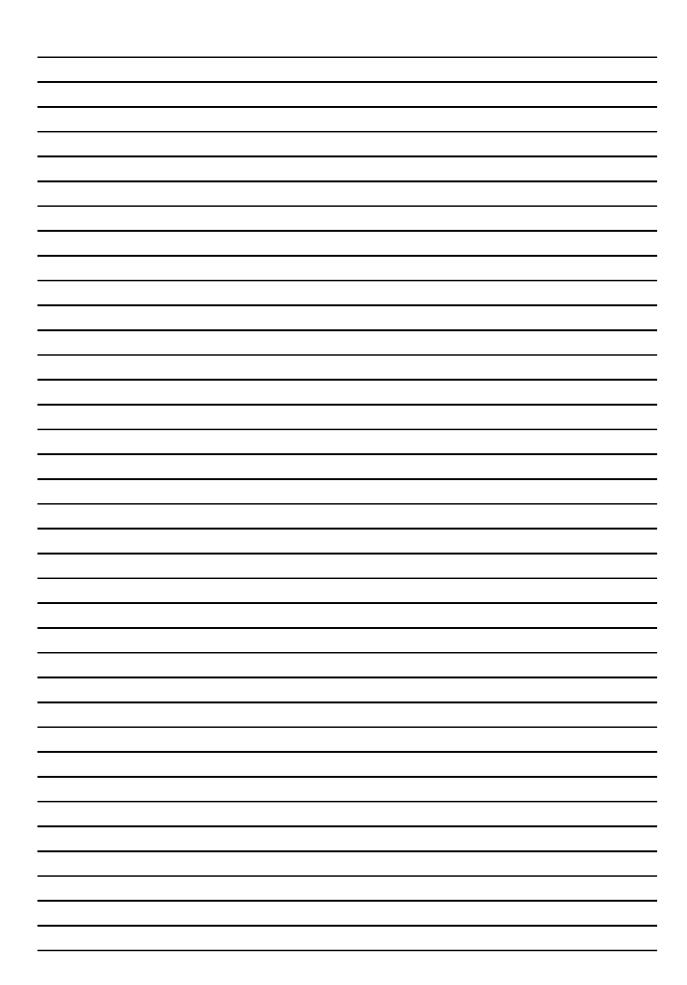
City of San Diego Community Development Block Grant Program Draft Fiscal Year 2012 Annual Action Plan Public Comment Form

The City of San Diego is seeking public comments from city residents and community members on the City's Draft Fiscal Year 2012 Annual Action Plan. The City is required to prepare and submit an Annual Action Plan each year to the Dept. of Housing and Urban Development which identifies its allocations of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnership Program (HOME) and Housing Opportunities for Persons with Aids (HOPWA) funding for the Fiscal Year and how those allocations address the City's Consolidated Plan goals. The Draft Annual Action Plan is available at http://www.sandiego.gov/cdbg/general/index.shtml.

The public comment period for the Draft Fiscal Year 2012 Annual Action Plan is from April 4, 2011 to May 5, 2011. Please remit your comment form to the CDBG Program Office no later than May 5, 2011. Comments may be mailed to the following address, or may be sent by e-mail to cdbg@sandiego.gov

City of San Diego CDBG Program Office, ATTN: FY12 Annual Action Plan Process, 1200 Third Ave., Ste. 1400, San Diego, CA 92101

NAME:
COMMUNITY or NEIGHBORHOOD:
COMMENTS:
COMMENTS.



SPECIAL NOTE: The City of San Diego's Draft FY 2012 Annual Action Plan (AAP) was prepared based on anticipated reductions to be applied to the FY 2012 Federal Entitlement amounts awarded by the Department of Housing and Urban Development (HUD). The budgeted amounts reflected in this document represented estimated amounts utilized by the City to approve proposed CDBG allocations, by the San Diego Housing Commission to approve proposed HOME and ESG allocations, and by the County of San Diego to approve the HOPWA allocations. The budgets are considered preliminary, since Congress is currently still working to resolve the federal budget which includes funding for HUD entitlement programs. The City anticipates that the final grant amounts will be known when the AAP is submitted to HUD in May. However, should it not be confirmed by that time, a Substantial Amendment to this Annual Action Plan will be prepared to reflect any revisions to the CDBG, ESG, HOME, and HOPWA amounts allocated upon HUD's notification of the City's FY 2012 actual allocated grant amounts.

The CPMP Draft Third Annual Action Plan includes the <u>SF 424</u> and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 3 Action Plan Executive Summary:

Background

Beginning in Fiscal Year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years, with updates required annually. The City of San Diego chose a five-year planning period and has implemented the FY 2010-2014 Consolidated Plan (ConPlan).

As a condition of receiving CDBG, ESG, HOME and HOPWA funding each fiscal year, the City is required to develop an Annual Action Plan for submittal to, and approval by, HUD. Each completed Annual Action Plan details how the HUD funds will be utilized in the upcoming fiscal year to address the housing and community development needs as described in the Five-Year Consolidated Plan. The Action Plan also identifies the other resources that will be used to meet the housing and community development needs during that period. At adoption, each Annual Action Plan becomes a part of the Consolidated Plan. The City's FY 2012 One-Year Action Plan implements the third year of the 2010-2014 Consolidated Plan and addresses the HUD consolidated planning requirements for the CDBG, ESG, HOME, and HOPWA programs. The specific timeframe for the FY 2012 Action Plan begins July 1, 2011, and ends June 30, 2012.

The Consolidated Annual Performance Evaluation Report (CAPER) is the annual report the City submits to HUD that describes the progress made in carrying out the Consolidated Plan and the Annual Action Plan. The City submitted the FY 2010 CAPER to HUD on September 28, 2010. This report can be accessed on the City's CDBG Program website (www.sandiego.gov/cdbg/general) under the "Plans and Reports" section. The FY 2011 CAPER covering the period of July 1, 2010 through June 30, 2011 will be submitted to HUD in September 2011.

The purpose of the Consolidated Plan is:

- 1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
- 2. To stipulate how funds will be allocated to housing and community development activities.

The Action Plan provides a description of the activities to be undertaken in FY 2012 for the following entitlement programs:

Community Development Block Grant

Emergency Shelter Grant

HOME Investment Partnerships
Housing Opportunities for Persons with AIDS

TOTAL:

\$12,243,327 (estimate)

\$660,147 (estimate)

\$9,000,000 (estimate)

\$2,935,661 (estimate)

\$24,839,135 (estimate)

In addition, the City will be utilizing FY 2011 CDBG program income to fund FY 2012 CDBG activities. Program income is the gross income received by the grantee or subrecipient directly generated from the use of CDBG funds. Per HUD guidelines, program income may be used as an additional resource, but are subject to all the other CDBG requirements and must be used prior to the entitlement funds. The sources of CDBG program income that will be utilized in FY 2012 are as follows:

FY 2011 Property Sale \$639,465 FY 2011 Redevelopment Agency Repayment \$3,294,500 **TOTAL:** \$3,933,965

Five-Year Goals and One-Year Objectives and Outcomes for the FY 2012 Period
The City of San Diego has established the housing and community development goals, objectives and outcomes to guide the use of funds for 2010-2014 program years. It should be noted that there were several goals established in the ConPlan whereby performance accomplishment cannot be measured quantifiably. Goals are to be reported in the annual CAPER as quantified measurement. As an amendment to the ConPlan, goals that do not

result in a quantified measurement will not be included in the City's Annual Action Plan effective FY 2012. This pending amendment has been discussed with HUD.

Under each goal, the City is required to identify the objectives and outcomes that reflect the anticipated results that will be achieved by the projects being funded to meet housing and community development needs.

As of October 1, 2006, all HUD-funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. This framework is shown below:

Objective #1
Decent
Housing

Objective #2Suitable Living
Environment

Objective #3
Economic
Opportunity

	Outcome 1:	Outcome 2:	Outcome 3:
	Availability/Accessibility	Affordability	Sustainability
		Create decent	Create decent
	Create decent housing with	housing with	housing with
	improved/new availability	improved/new	improved/new
		affordability	sustainability
		Enhance suitable	Enhance suitable
J	Enhance suitable living	living	living
	9	environment	environment
	environment through	through	through
	improved/new accessibility	improved/new	improved/new
		affordability	sustainability
		Provide economic	Provide economic
	Provide economic	opportunity	opportunity
	opportunities through	through	through
	improved/new accessibility	improved/new	improved/new
		affordability	sustainability

OBJECTIVES	
Suitable Living Environment (SL):	This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment (such as poor quality infrastructure) or social issues, such as crime prevention, child care, literacy, or elderly health services. It includes improving the safety and livability of neighborhoods, increasing access to quality facilities and services, and revitalizing deteriorating residential neighborhoods.
Decent Housing (DH):	This objective focuses on housing programs possible under CDBG where the purpose of the program is to meet individual, family, or community needs and it does not include programs where housing is an element of a larger effort, since such programs would be more appropriately reported under the Suitable Living Environment objective.
Creating/Expanding Economic Opportunity (EO):	This objective applies to the types of activities related to economic development, commercial revitalization or job creation.

OUTCOMES	
New or Improved Availability/Accessibility:	This outcome applies to activities that make services, infrastructure, public facilities, employment opportunities, housing or shelters available or accessible to low/moderate income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low/moderate income persons where they live.
Affordability:	This outcome applies to activities that provide affordability in a variety of ways in the lives of low/moderate income people. It can include the creation or maintenance of affordable housing or basic infrastructure hook-ups, or services such as transportation or day care.
Sustainability:	This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low/moderate income persons.

The following FY 2012 Objectives and Outcomes are presented under the applicable Five-Year Consolidated Plan Goals to demonstrate the intended results of the activities to be undertaken during this period.

Goal 1 (FY12 Goal 10): Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome. Improving the citizen and stakeholder participation process for annual action plans is an ongoing process that all jurisdictions should be addressing annually. In FY 2011, the City established a Consolidated Plan Advisory Board to serve in an advisory capacity to the Mayor and City Council on policy issues related to the Consolidated Plan and allocation of CDBG funds. The Board currently does not have enough members for a quorum (five members). However, the City is working toward filling a minimum of two of six vacancies in FY 2012. The goal would be to have the Board review and provide funding recommendations to City Council for the FY 2013 CDBG Entitlement funds.

Goal 2 (FY12 Goal 3): Create a better living environment for low and moderate-income persons. (This will be listed as Goal 1 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG Funding
	Objective	Outcome	
Public Services	Low/Mod	SL	¢1 140 E04
(7 Projects)	Clientele	Avail/Access	\$1,169,506
Acquisition	Low/Mod	SL	¢200,000
(Project)	Clientele	Avail/Access	\$200,000

Goal 3 (FY12 Goal 6A): Provide shelter for persons who are homeless and assist them in moving out of homelessness. (This will be listed as Goal 2 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG	ESG
	Objective	Outcome	Funding	Funding
Public Services	Low/Mod	SL	\$698,253	\$660,147
(2 Shelter Projects)	Clientele	Avail/Access		·
Public Services	Low/Mod	SL	\$463,215	\$0
(2 Projects)	Clientele	Avail/Access	φ403,213	ΦΟ

Goal 4 (FY12 Goal 7): Create a better living environment for persons who are living with HIV/AIDS. (This will be listed as Goal 3 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	HOPWA
	Objective	Outcome	Funding
Homeless/ HIV/AIDS (14 Projects)	Low/Mod Clientele	N/A	\$2,847,592

Goal 5 (FY12 Goal 8): Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing. (This will be listed as Goal 4 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	HOME
	Objective	Outcome	Funding
Rental Housing (3 Projects)	Low/Mod Clientele		\$4,305,000

Goal 6 (FY12 Goal 4): Increase the number of low to moderate income households who can become homeowners. (This will be listed as Goal 5 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG	HOME
	Objective	Outcome	Funding	Funding
Direct				
Homeownership	Low/Mod	DH	\$250,000	\$2,800,000
Assistance	Housing	Affordability	\$230,000	\$2,000,000
(1 Project)				

Goal 7 (FY12 Goal 6B): Improve the conditions of the city's housing stock and facilities that serve low and moderate income persons. (This will be listed as Goal 6 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG	HOME
	Objective	Outcome	Funding	Funding
Housing Rehabilitation	Low/Mod	SL	¢2.044.240	¢1 000 000
(8 Projects)	Clientele	Avail/Access	\$3,044,248	\$1,000,000
Public Facilities/Imp.	Low/Mod	SL	ФГ 140 222	¢0
(14 Projects)	Clientele	Avail/Access	\$5,149,222	\$0

Goal 8 (FY12 Goal 2B): Increase opportunities for affordable housing to be located in close proximity to transit. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

Goal 9 (FY12 Goal 1): Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses. (This will be listed as Goal 7 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG
	Objective	Outcome	Funding
Microenterprise Assistance (4 Projects)	Low/Mod Clientele	EO Avail/Access	\$569,337

Goal 10 (FY12 Goal 2A): Support the continued revitalization of low and moderate income neighborhoods. (This will be listed as Goal 8 in the Final FY 2012 Annual Action Plan.)

 Not addressed in FY 2012 with CDBG funds. City General Funds continue to support the City's Code Enforcement Program and the Lead-Safe Program. The City's Lead-Safe Program also receives other federal funds (see Pages 17).

Goal 11 (FY12 Goal 11): As dollars become available, explore using additional financial resources to create new programs. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

Goal 12 (FY12 Goal 5): Enhance capacity building of nonprofits, including those that provide fair housing assistance. (This will be listed as Goal 9 in the Final FY 2012 Annual Action Plan.)

Activity/Category	National	Objective/	CDBG
	Objective	Outcome	Funding
Organizational Capacity Building (1 Project)	Low/Mod Area	SL Avail/Access	\$100,000

Goal 13 (FY12 Goal 9): Maintain the quality of foreclosed housing stock and make units available to low and moderate income families. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

General Questions

- Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
- 3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 3 Action Plan General Questions response:

Geographic Allocation: Effective FY 2011, the City of San Diego has approved CDBG funding allocations to benefit low and moderate income populations on a citywide basis.

The programs funded by HOME, ESG and HOPWA dollars also provide direct benefits to low and moderate income populations, and are not allocated geographically. The location/place of residence of the low and moderate income households and of affordable housing developments determines the overall geographic allocation of these funds.

[NOTE: MAPS ILLUSTRATING THE LOCATION OF CDBG, ESG AND HOPWA PROJECTS SHALL BE INCLUDED IN THE FINAL DRAFT SUBMITTED TO HUD.]

Obstacles to meeting needs: The City of San Diego benefits from local and state sources of revenue for affordable housing and community development. However, the dollars available to address housing and community development needs have decreased and are small relative to total needs. The current economic climate is particularly challenging for the City. The City is seeing a new wave of homelessness related to the housing market, revenues to address needs have fallen, residents are losing their jobs, and businesses are not hiring.

On the plus side, since home prices have fallen, it has enabled more moderate income renters to afford to buy homes under conventional financing. In addition, the City will benefit from federal funds to address many of its most acute and community development needs.

To address these obstacles, the City will work in the FY 2012 to continue utilizing additional funding through federal sources (e.g., Stimulus funds such as NSP, CDBG-R, HPRP, etc.) to supplement existing funding, aggressively address existing needs, and mitigate increasing needs.

Available resources. During FY 2012, the City expects the following resources to be available to meet the housing and community development needs identified in the Consolidated Plan:

Federal resources:

Community Development Block Grant (CDBG): approximately \$12,243,327
The CDBG Program is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities, CDBG can be used for:

- construction and rehabilitation of community facilities including those that help low and moderate income populations (e.g., homeless shelters);
- removal of accessibility barriers from public buildings;
- loans or grants to business for job training and hiring of lower income workers;
- provision of operating dollars to social service organizations; and
- public infrastructure improvements (streets, sidewalks).

The City is in receipt of \$3,294,500 in program income (PI) from the Redevelopment Agency's FY 2011 repayment to the CDBG Program and \$639,465 in PI from a sale of property in Golden Hill previously acquired with the use of CDBG funds. The PI amounts have been combined with the estimated FY 2012 CDBG Entitlement amount to allocate funding to the FY 2012 CDBG projects described in this report. Additional PI may also be recorded into the City's accounting system as received throughout the upcoming program year. Which case, the allocation of PI to projects will be handled through a Reprogramming Hearing.

Emergency Shelter Grant (ESG): approximately \$660,127

The ESG Program funds help persons who are homeless and their families. ESG can be used for:

- shelter rehabilitation; operations and maintenance of a homeless facility;
- supportive services for persons who are homeless (e.g., job training or child care); and
- homeless prevention activities.

HOME Investment Partnerships Program (HOME): approximately \$9,000,000

The HOME Program was created in 1990. This program provides federal funds for a variety of housing activities including new construction and acquisition/rehabilitation of affordable housing; rehabilitation of owner-occupied homes; first-time homebuyer financial assistance and counseling; and tenant-based rental assistance.

Housing Opportunities for Persons with AIDS (HOPWA): approximately \$2,935,661
The HOPWA Program assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness.

Neighborhood Stabilization Program (NSP): \$9,442,370 over 3 years

The NSP program is a one-time supplemental CDBG program created by the Housing and Economic Recovery Act of 2008 that enables states and local governments to assist in the redevelopment of abandoned and foreclosed homes and residential properties in those areas hardest hit by the foreclosure crisis. Program activities were implemented during FY 2010 and FY 2011, and the City's NSP funding will likely be fully expended in FY 2012.

Homeless Prevention and Rapid Re-Housing Program (HPRP): \$6,168,104 over 3 years The HPRP program is a one-time supplemental grant program created through the American Recovery and Reinvestment Act of 2009 to provide a one-time supplemental allocation to enable communities to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. Program activities were implemented during FY 2010 and FY 2011, and will continue through FY 2012.

Community Development Block Grant — Recovery (CDBG-R): \$4,033,900 over 3 years. The CDBG-R program is a one-time supplemental CDBG program created through the American Recovery and Reinvestment Act of 2009 to enable states and local governments to carry out, on an expedited basis, eligible activities under the CDBG program to stimulate the economy through measures that modernize the Nation's infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. Program activities were implemented during FY 2010 and FY 2011, and will continue through FY 2012.

Energy Efficiency and Conservation Block Grant – (EECBG): \$12,541,700 over 3 years
The EECBG program is a one-time, three year supplemental stimulus grant. On April 15,
2010, the City received final approval of the \$12.5 million EECBG to implement energy
efficiency projects include residential and low income residential, Balboa Park and other
municipal buildings, street lighting improvements and development of a Climate Mitigation
and Adaptation Plan. Additional actions may be included in the final draft submitted
to HUD

HUD Lead Hazard Control Grant -: \$3,100,000

The Housing Commission received a three-year competitively awarded grant to identify and control lead-based paint hazards in eligible privately-owned rental or owner-occupied housing. Program activities will be implemented between FY 2012 and FY 2014.

HUD Healthy Homes Grant: \$1,000,000

The Housing Commission received a three-year competitively awarded grant to fund preventative and corrective measures that address housing-related health and safety hazards in low-income housing. Program activities will be implemented between FY2012 and FY2014.

State resources:

Redevelopment Agency - Tax Increment (TI): approximately \$45,323,104*

The Redevelopment Agency of the City of San Diego was created by the City Council in 1958 to alleviate conditions of urban blight in designated areas of the City. The Agency's scope and authority stem from the State of California's Health and Safety Code (Section 33000 et seq.). Most of the designated redevelopment project areas contain low-income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.

The Agency is required to set aside approximately 20% of tax increment (TI) revenue for the preservation and production of affordable housing units. Ongoing activities for FY 2012 in this include, but are not limited funding to the Housing Enhancement Loan Programs, Community Enhancement Programs, and first-time homebuyer assistance. The Agency also provides ongoing affordable housing development assistance and anticipates completing the development of transitional housing units that are to serve the area's homeless veterans. Tax increment revenue, net of any funding obligations, is anticipated to be used for capital improvements and other community revitalization projects with economic development components.

* Indicates the Gross TI that will be collected from eleven of the City's seventeen Redevelopment Project Areas that are administered by the City of San Diego Redevelopment Department. This figure does not include estimated gross TI to be generated from the project areas administered by the Centre City Development Corporation and Southeastern Economic Development Corporation.

The Governor for the State of California has proposed to eliminate Redevelopment Agencies. If this proposal is successful, a dedicated funding source for affordable housing production/preservation will be eliminated.

Local resources:

<u>San Diego Housing Commission - Inclusionary Housing: approximately \$1,600,000</u> San Diego adopted a Citywide Inclusionary Housing Ordinance in July 2003. Pursuant to the ordinance, 10% of new residential development must be made affordable to households earning up to 100% of AMI for for-sale units or 65% of AMI for rental units. A fee determined by the square footage of the proposed development may be paid in-lieu of building the units. These fees are paid into the Inclusionary Housing Fund and are used for construction of new affordable housing stock and other programs if approved by City Council in the Affordable Housing Fund Annual Plan.

San Diego Housing Commission - Housing Trust Fund: approximately \$739,000
The San Diego Housing Trust Fund was created by City Council Ordinance on April 16, 1990. The Housing Trust Fund receives most of its funding from an impact fee on commercial development. Housing Trust Fund monies can be used in a variety of ways including loans, grants, or indirect assistance for the production and maintenance of assisted units and related facilities. To comply with the Ordinance, Housing Trust Fund monies shall be allocated: 1) at least 10% to Transitional Housing; 2) at least 60% to very low-income households (defined as households with incomes at or below 50% of area median income); 3) no more than 20% to housing for low-income households (defined as households with incomes between 50% and 80% of area median income); and 4) no more than 10% to moderate-income first-time homebuyers.

Managing the Process

- 1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
- 3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 3 Action Plan Managing the Process response:

The City of San Diego

The City of San Diego is the grantee of the CDBG, ESG, HOME, and HOPWA entitlement funds. The CDBG Program is administered by the Economic Development Division staff of the City Planning & Community Investment Department. CDBG Program staff is responsible for all grantee compliance and the overall administration of the City's CDBG Program. In the past the San Diego Housing Commission was the lead agency for the completion of the Five-Year Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The City took over the responsibility (from the San Diego Housing Commission) of preparation and submittal of the CAPER beginning FY 2009 and the Annual Action Plan beginning FY 2011.

San Diego Housing Commission

The San Diego Housing Commission (SDHC), through an agreement with the City, directly administers the HOME Program. This program provides federal funds for a variety of housing activities including new construction and acquisition/rehabilitation of affordable housing; rehabilitation of owner-occupied homes; first-time homebuyer financial assistance and counseling; and tenant-based rental assistance. Effective FY 2012, the SDHC also administers the ESG Program under a Memorandum of Understanding with the City of San Diego. This program provides assistance to individuals and families who are homeless.

County of San Diego

The County of San Diego's Department of Housing and Community Development, through an agreement with the City, directly administers the HOPWA Program. This program assists

organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; and rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, the City of San Diego).

Fair Housing

The City has a goal to enhance capacity building of nonprofits, including those that provide fair housing assistance. To enhance coordination for FY2012, the City increased CDBG funds to address this goal.

The City of San Diego has issued a Request for Proposal (RFP) for the provision of Fair Housing Services from interested and qualified organizations. A total of \$523,869.00 in CDBG funding has been allocated for the development and administration of programs designed to alleviate discrimination and improve conditions for fair housing. Applications for the RFP are currently in the review stage with completion scheduled for Mid-April 2011. Timelines have been structured to allow for an appeal process, Mayor and City Council approval, and for the selected contractor to begin work May 2011.

Additionally, the San Diego Regional Analysis of Impediments to Fair Housing Choice (AI) has been completed and is expected to be considered by the City Council for approval in early-May 2011. The AI requires the approval of HUD prior to publication or distribution. The selected contractor for the RFP will be required to incorporate the information contained in the AI in order to develop effective strategies for the provision of the services set forth from the comprehensive RFP, and to recommend follow-up action(s).

Enhancements to the AI include an additional chapter of Fair Housing Action Plans listing specific actions that each jurisdiction in the region plan to implement to address impediments carried over from previous years. In addition, the Fair Housing Action Plan list actions to address impediments identified through public comment pertaining zoning concerns and housing needs of the disabled. The Plan also contains more in-depth actions by which to effect positive change. The AI is also intended to serve as a tool of reference by which to prevent any future impediments and to affirmatively further fair housing in the City of San Diego.

Citizen Participation

- 1. Provide a summary of the citizen participation process.
- 2. Provide a summary of citizen comments or views on the plan.
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 3 Action Plan Citizen Participation response:

Summary of Citizen Participation Process:

The City has the Five-Year Consolidated Plan, Annual Action Plan and Consolidated Annual

^{*}Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Performance and Evaluation Report available on the CDBG Program website in a manner convenient for on-line viewing, downloading and printing. Prior to final submittal to HUD, draft versions of these documents are made available for citizens, public agencies and other interested parties to view and comment upon. Copies of draft and final Reports are available for no fee at the City's CDBG Program office. Additionally, information that applies to these reports and the City's work in general is available. Requests for access to specific information must be made in advance and coordinated with CDBG Program staff.

CDBG Program staff will also be available to persons or interested parties who require technical assistance in understanding the Annual Action Plan, including the CDBG application process. This availability and responsiveness is also used in handling and responding to whatever reasonable complaints are made concerning the Action Plan and its undertakings.

The following schedule is being utilized in preparing for the FY 2012 Annual Action Plan:

Date	Description
11/01/10	FY 2012 CDBG Applications available under four separate categories: 1. Development/Capital Improvement Projects 2. Public Services
11/09/10	3. Community/Economic Development FY 2012 CDBG Application Workshop: 2 sessions
	10:00 am - Development/Capital Improvement Projects 2:30 pm - Public Services & Community/Economic Development
11/10/10	FY 2012 CDBG Application Workshop: 2 sessions 10:00 am - Public Services & Community/Economic Development 1:30 pm - Development/Capital Improvement Projects
11/12/10- 12/08/10	FY 2011 CDBG Application technical assistance (one-on-one) available by appointment
11/30/10	FY 2012 CDBG Application Workshop: 2 sessions 10:00 am - Development/Capital Improvement Projects 2:30 pm - Public Services & Community/Economic Development
12/01/10	FY 2012 CDBG Application Workshop: 2 sessions 10:00 am - Public Services & Community/Economic Development 1:30 pm - Development/Capital Improvement Projects
12/10/10	FY 2012 CDBG Applications submission deadline to CDBG Program Office: 5:00 pm
12/13/10- 12/29/10	CDBG Program staff initial program and fiscal review of FY 2012 CDBG Applications
01/13/10- 01/20/10	 FY 2011 CDBG Application appeals period: Applicable agencies notified of "non-compliance" or "ineligible" status determinations based on CDBG Program staff review of FY 2012 CDBG Applications
02/01/11	FY 2012 CDBG Application Binders distributed to Council District Offices containing list of eligible applications
02/24/11	Funding recommendations submitted to CDBG Program office for compilation
02/24/11- 03/10/11	Public Notice: FY 2012 CDBG funding recommendations to be presented at Special Joint Meeting of the PS&NS Committee and City Council Committee of the Whole (FY 2012 CDBG Funding Recommendations)
03/10/11	Public Hearing - Presentation of initial FY 2011 CDBG & ESG

	funding recommendations to Special Joint Council meeting
Date	Description
03/07/11-	Public Notice: FY 2012 CDBG funding adoption and approvals
03/21/11	Table Notice. Tr 2012 obbe failuring adoption and approvals
03/21/11-	Public Notice posted on CDBG website: Draft FY 2012 Annual
04/04/11	Action Plan availability for 30-day public comment period beginning
	on 04/04/11
03/30/11-	Public Notice: FY 2012 Annual Action Plan availability for 30-day
05/05/11	public comment period (April 4, 2011-May 5, 2011) and scheduled
	presentation to the City's Public Safety and Neighborhood Services
	Committee on April 13, 2011 at 2:00 pm.
	CDBG Program website
	Daily Transcript (weekdays)
	Business Journal (weekly publication, Mondays) **The state of the state of th
	Voice and Viewpoint (weekly publication, Thursdays) The discrete form of the second sec
	El Latino (weekly publication, Thursdays)
04/04/11-	Asian Journal Draft FY 2012 Annual Action Plan posted on City's CDBG Program
05/13/11	website until final draft is available
4/4/11	Presentation of Draft FY 2012 Annual Action Plan at City Heights
6: 30 p.m.	Area Planning Committee meeting (CD3)
σ. 30 β.π.	Metro Career Center
	Conference Room
	3910 University Avenue
	San Diego, CA 92105
4/6/11	Presentation of Draft FY 2012 Annual Action Plan at Ocean Beach
6:00 p.m.	Planning Board meeting (CD2)
	Ocean Beach Recreation Center
	4726 Santa Monica Avenue
	San Diego, CA 92107
4/6/11	Presentation of Draft FY 2012 Annual Action Plan at Rancho
7:30 p.m.	Peñasquitos Planning Board meeting (CD1)
	Doubletree Golf Resort
	Sandpiper Room
	14455 Peñasquitos Drive
4/11/11	San Diego, CA 92129 Presentation of Draft FY 2012 Annual Action Plan at Southeastern
6: 30 p.m.	San Diego Planning Group meeting (CD4)
υ. 30 μ.π.	Neighborhood House
	841 South 41 st Street
	San Diego, CA 92113
4/12/11	Presentation of Draft FY 2012 Annual Action Plan at Eastern Area
7:00 p.m.	Communities Planning Committee meeting (CD7)
	Holy Spirit Church
	2725 55 th Street
	San Diego, CA 92105
4/13/11	Presentation of Draft FY 2012 Annual Action Plan at Otay Mesa
6:30 p.m.	Nestor Community Planning Group meeting (CD8)
	Otay Mesa-Nestor Branch Library
	3003 Coronado Avenue
	San Diego, CA 92154

Date	Description
4/18/11	Presentation of Draft FY 2012 Annual Action Plan at Mira Mesa
7:00 p.m.	Community Planning Group meeting (CD5)
	EPICENTER
	8450 Mira Mesa Blvd.
	San Diego, CA 92126
4/21/11	Presentation of Draft FY 2012 Annual Action Plan at Serra Mesa
7:00 p.m.	Planning Group meeting (D6)
	Serra Mesa-Kearney Mesa Library
	9005 Aero Drive
	San Diego, CA 92123
03/30/11-	Public Notice: Presentation of FY 2012 Annual Action Plan to City
04/13/11	Council to PS&NS Committee
04/13/11	Public Hearing: Draft FY 2012 Annual Action Plan presented to
2:00 p.m.	PS&NS Committee
04/18/11-	Public Notice: Presentation of Draft FY 2012 Annual Action Plan to
05/02/11	City Council
05/02/11 or	Public Hearing – Presentation of Draft FY 2012 Annual Action Plan
05/03/11	for adoption to City Council
05/05/11	End of 30-day public comment period for the City's FY 2012 Annual
	Action Plan
05/13/11	Submission of the City's FY 2012 Annual Action Plan to HUD

Summary of Citizen Comments:

A summary of all public comments received during the FY 2012 Annual Action Plan process will be included in the Public Comments section of this report as a separate attachment.

Summary of efforts made to broaden public participation

For this process, the City published notices of public hearings, notices of availability and need for participation the City's CDBG Program website, the Daily Transcript, the San Diego Business Journal, and community newspapers. Notices are also distributed via E-mail to service providers. In addition, the draft Plan was presented to communities located in each City Council District, with a focus on the City's low and moderate income neighborhoods. Citizens are given the opportunity to request for alternative formats of the draft Plan and/or technical assistance with understanding the draft Plan.

It is the City's goal to create increased participation opportunities for all interested citizens including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility or hearing impairments.

During FY 2012, the City will continue its efforts to implement reforms to the CDBG Program. One such reform is to fill the vacancies within the newly established Consolidated Plan Advisory Board, whereby the Board would be able to complete review of eligible applications and provide funding recommendations to City Council for the FY 2013 CDBG Entitlement funds.

Written explanation of comments not accepted:

Not applicable – All public comments received will be accepted and included in the Public Comments section of this report as a separate attachment.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 3 Action Plan Institutional Structure response:

The City will continue its efforts in FY 2012 to further develop the City's institutional structure to support the on-going commitment to housing and community development. The San Diego Housing Commission, as the City's affordable housing agency, will continue to maintain partnerships with a variety of non and for profit housing organizations, industry stakeholders, and community and civic leaders to foster and refine solutions, ideas and policies related to the City's affordable housing problems. For instance, after considerable discussion and evaluation by and between business officials and affordable housing advocates, linkage fee and best practices studies will be considered by the City Council in FY12. Both issues address the housing needs of low-income San Diegans and offer financing alternatives and practical proposals to increasing the supply of affordable housing.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 3 Action Plan Monitoring response:

The majority of the programs funded under the CDBG program are directly administered by non-profit agencies (subrecipients). The City enters into contractual agreements to implement specific programs and services. These agreements are managed by the CDBG Program office. The City uses an application process to select organizations with the capacity to carry out federally funded activities. During this process, the City provides technical assistance workshops to go over general information on the program requirements of the applicable federal funds.

Prior to issuing payment for any good or service funded, the CDBG Program staff verifies that the good or service has been provided and that various program requirements have been met. In addition, subrecipients are required to submit reports showing activities conducted, accomplishments, and other information required by the City. Reports are reviewed to determine if the program is being carried out in a timely manner and is meeting the goals and objectives established. Funds are reimbursed upon acceptance and approval of fiscal and program reports, including supporting documentation.

In addition, CDBG Program staff monitors subrecipients at least annually and more frequently if a subrecipient is new or has concerns or findings issued from prior monitoring visits. The monitoring process involves frequent telephone contacts, written communications, analysis of reports and audits, desk audits, onsite monitoring, general site visits, and meetings. The City's goal is to ensure compliance with specific program requirements for the applicable funding source. The primary goal of monitoring is to identify deficiencies and promote corrections in order to improve, reinforce or augment subrecipients' performance. As part of this process, City staff attempt to be alert for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. On an individual basis, identified deficiencies will be corrected through discussion, technical assistance, or in the case of serious infractions, the City may seek to impose sanctions.

Due to the complexity and voluminous regulatory requirements of federal funds, City staff will increase efforts to educate, train, and work in partnership with subrecipients and other stakeholders. The overall purpose of monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers (institutional structures), and providing the greatest amount of services to the citizens of San Diego.

Housing programs supported with federal funds and subject to the Consolidated Plan will be monitored on a regular basis to ensure compliance with occupancy and affordability requirements. SDHC monitors all of the City's affordable housing supported with federal funds awarded to the City or the Public Housing Authority. In addition, SDHC monitors affordable housing projects that utilize favorable financing provided through the Housing Authority such as: density bonuses, coastal housing provisions, public land, senior housing conditional use permits, or HOME loans.

SDHC performs the following monitoring functions:

- 1) Prepares and makes available to housing program participants (i.e. project owners and participating households) any general information regarding income limitations and restrictions which are applicable to the affordable units;
- 2) Reviews and determines eligibility of participating households prior to initial occupancy of affordable units or when required by affordability restriction;
- 3) On an annual basis, reviews documentation submitted by project owners in connection with the annual certification process for eligible tenants and owners' compliance with affordable housing restrictions;
- 4) Inspects project books and records pertaining to the incomes and rents of participating households, as the Commission may deem necessary; and
- 5) Notifies project owners of any circumstances of non-compliance of which the Commission becomes aware and takes necessary actions to bring projects into compliance.

SDHC also monitors public housing and Section 8 units provided through HUD assisted programs. Affordable housing projects receiving direct funding from the State or Federal government are often monitored solely by those entities.

All contracts funded by HOPWA specify monitoring, inspecting, and reporting requirements. Each year, HCD monitors all HOPWA projects.

HOPWA projects are monitored by reviewing monthly, quarterly and Annual Progress Reports (APRs) that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions and rent calculations. HCD staff WILL conduct onsite file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD will provide ongoing technical assistance to subrecipients throughout the year.

Section 3 of the Housing and Urban Development Act of 1968 states:

"To ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income persons."

The City of San Diego makes Section 3 a part of all contracts the City enters into in which a subrecipient receiving CDBG funds from the City. The subrecipient is required to document good faith efforts to comply with the terms of Section 3, if applicable.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 3 Action Plan Lead-based Paint response:

Through the City of San Diego's Lead Safe Neighborhoods Program, enforcement of one of the most comprehensive local lead ordinances in the country will continue to generate lead safe housing units. The ordinance also provides local enforcement authority of with the new EPA Lead Safety for Renovation, Remodeling, and Painting Rule (RRP) that took effect April 22, 2010. The City of San Diego has received EPA accreditation to teach the initial and refresher RRP trainings and anticipates over 500 contractors to be trained in 2010.

The actions that will take place during FY 2012 to address lead-based paint hazards include, but may not be limited to the continued enforcement of the City's Ordinance and inspections to identify lead hazards.

The City's overall strategy to reduce lead based paint hazards is comprehensive and is outlined in the Consolidated Plan.

Additional actions to be included in the final draft submitted to HUD

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

Housing Goals, Objectives and Outcomes and Funding Sources

Goal 5: Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

<u>Objective 5.1</u>. Provide at least 15 percent of HOME funding to certified CHDO's, nonprofits to build affordable rental complexes and homeownership properties.

Outcome 5.1.1. Develop affordable housing units through CHDO assistance.

The following project was awarded FY 2012 funds to address this objective and outcome:

San Diego Housing Commission – Community Housing Development Organizations: This project will provide \$1,350,000 in HOME funding to certified CHDOs to develop or acquire/rehabilitate approximately 35 units of affordable rental housing.

<u>Objective 5.2.</u> Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

• Outcome 5.2.1. Develop affordable housing units through HOME assistance.

The following project was awarded FY 2012 funds to address this objective and outcome:

San Diego Housing Commission – Housing Production Program: This project will receive \$2,550,000 in HOME funds to develop approximately 40 units of affordable rental housing through acquisition with rehabilitation or new construction.

Objective 5.3. Provide rental subsidies for low income households.

• Outcome 5.3.1. Provide tenant based rental assistance vouchers to households.

The following project was awarded FY 2012 funds to address this objective and outcome:

San Diego Housing Commission – Tenant-Based Rental Assistance: This project will receive \$400,000 in HOME funds to provide tenant-based rental assistance vouchers to approximately 35 low-income households.

<u>Objective 5.4.</u> Acquire and rehabilitate units for sale as affordable homeownership properties.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

<u>Objective 6.1.</u> Provide financial assistance to low and moderate income families to purchase a home.

 Outcome 6.1.1. Assist households earning 80 percent and less of AMI annually with down payment assistance using HOME funds.

The following projects were awarded FY 2012 funds to address this objective and outcome:

City of San Diego – Neighborhood Stabilization Program: The City's NSP program, administered by the San Diego Housing Commission, provides down payment and closing cost assistance as well as second mortgage purchase assistance to help households with incomes up to 120% of AMI (low, moderate, and middle income households) purchase abandoned and foreclosed properties. These activities were implemented in FY 2010, and the remaining NSP funds for homeownership assistance will likely be fully expended during FY 2012.

San Diego Housing Commission – First-Time Homebuyer Program: This project will receive \$2,800,000 in HOME funds to provide financial assistance to approximately 60 first-time homebuyers earning 80 percent or less of AMI, including deferred payment second trust deed loans, downpayment assistance, and closing cost grants.

 Outcome 6.1.2. Provide funding for operation of homeownership counseling services.

The following project was awarded FY 2012 funds to address this objective and outcome:

Community Housing Works – HomeOwnership Center: This project will receive \$250,000 in CDBG funds for FY 2012. The project will provide comprehensive homeownership services to low to moderate income San Diegans. The agency provides down payment assistance, first time homebuyer loans, and 1st mortgage financing. A total of 40 unduplicated households will be served and 17 new homeowners will be provided down payment assistance.

Goal 7: Improve the condition of the City's housing stock and facilities that serve low and moderate income persons

<u>Objective 7.1.</u> Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

 Outcome 7.1.1. Assist low-income, owner-occupied households with deferred loans for health and safety repairs using HOME funding and local trust fund dollars.

The following project was awarded FY 2012 funds to address this objective and outcome:

San Diego Housing Commission – Owner-Occupied Housing Rehabilitation: This project will receive \$1,000,000 in HOME funds to provide housing rehabilitation activities for the owner-occupied homes of approximately 35 low-income households earning up to 80 percent of AMI.

- Outcome 7.1.2. (assist very low-income owner-occupied households with grants for health and safety repairs using local trust fund dollars) was combined with Outcome 7.1.1 to remove duplicative outcomes. This outcome will not be listed in the final report submitted to HUD.
- Outcome 7.1.3. Provide free, minor home security repairs, weatherization, minor rehabilitation to low and moderate income households to increase the safety and security of their homes. [Note: This outcome will be numbered 7.1.2 in the final report submitted to HUD.]

The following projects were awarded FY 2012 funds to address this objective and outcome:

- 1. Burn Institute Senior Smoke Alarm Program: This project will receive \$127,972 in CDBG funds for the installation of smoke alarms in low and moderate income households owned and occupied by seniors. Smoke alarms are to be installed free of charge. Fire and burn prevention presentations and literature are also distributed to seniors during smoke alarm installation.
- 2. Grid Alternatives San Diego Solar Affordable Homes Program: This project will receive \$170,227 in CDBG funds for minor rehabilitation of residential property. The rehabilitation activities include the installation of photovoltaic solar systems. GRID Alternatives will identify homes for these projects through Urban Corps' Green Streets Program.
- 3. Rebuilding Together San Diego RTSD Safe at Home, Minor Home Repair Program: This project will receive \$275,000 in CDBG funds for the implementation of the minor residential rehabilitation activities for approximately 220 low and moderate income homeowners that are seniors and/or persons with disabilities. The proposed activities include weatherization and energy efficiency upgrades, and mitigation of health and safety hazards.
- 4. Urban Corps of San Diego County Urban Corps CDBG Green Streets Project: This project will receive \$115,037 in CDBG funds for the Green Streets Project. The project will identify low to moderate income households to receive interior/exterior improvements geared towards increasing safety and energy efficiency. In addition, the project will provide community improvements that conserve resources and enhance public space.
- 5. Urban Corps of San Diego County Urban Corps WEER Project: This project will receive \$114,953 in CDBG funds for the Weatherization Energy Efficient Rehabilitation (WEER) Project. The project will provide basic weatherization, minor rehabilitation and minor home security improvements to

60 low to moderate income seniors and persons with disabilities, and improve efficient use of energy, water and correct minor defects due to deferred maintenance. The program will also provide 5 Do-It-Yourself Weatherization Kits to owner-occupied L/M income residences.

<u>Objective 7.2.</u> Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

 Outcome 7.2.1. Provide funds for needed rehabilitation activities in housing units occupied by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS.

The following projects were awarded FY 2012 funds to address this objective and outcome:

- 1. City Heights Community Development Corporation Village View Home Apartments Rehabilitation and Renewal-Rebuild City Heights: This project received \$906,082 in CDBG funds for the rehabilitation of 30 residential units at the Village View Home Apartments Complex in City Heights. The rehabilitation activities will mitigate conditions of deferred maintenance on the exterior, address code compliance issues, and improve energy efficiency. The proposed project is to be implemented as part of a comprehensive Rebuild City Heights program that uses the development and operation of affordable housing as a catalyst for neighborhood revitalization and economic uplift for residents.
- 2. Metropolitan Area Advisory Committee on Anti-Poverty in San Diego County 5471 PJAM Safety Improvements: This project will receive \$103,099 in CDBG funds for the provision of improvements at President John Adams Manor (PJAM). The PJAM improvements include fence repairs/replacement, and security through camera/video surveillance. These improvements are part of an effort to reduce criminal activity and provide vital community and resident services.
- 3. San Diego Housing Commission Rehabilitation of Picador Boulevard Apartments: This project will receive \$1,231,878 in CDBG funds for the Rehabilitation of the Picador Boulevard Apartments. The project will provide for substantial interior rehabilitation of 77 affordable rental units in the Otay Mesa-Nestor Community of South San Diego. The rehabilitation activities include improvements to the bathrooms, kitchens, asphalt, exterior walls and energy conservation.
- Outcome 7.2.2. Provide funds to rehabilitate and/or increase the number of facilities that serve low and moderate income households. [Note: This outcome will be numbered 7.2.1 in the final report submitted to HUD.]
- 4. Boys and Girls Club of Greater San Diego Clairemont Boys and Girls Club Resource and Training Center: This project will receive \$650,000 in CDBG funds for the construction of a 2,500 square foot Resource and Training Center. The new facility will feature four classrooms that will be utilized for multiple purposes such as providing space to teach nutrition and fitness education classes to members.

- 5. Center for Community Solutions Project H.E.A.L: This project will receive \$168,572 in CDBG funds for improvements at a rape crisis facility. The improvements include kitchen renovations for clients, the construction of a legal services desk and interior improvements to facilitate supervision of children while clients are undergoing therapy/counseling.
- 6. Elderhelp of San Diego Elderhelp Community Center: This project will receive \$400,000 in CDBG funds to complete various tenant improvements that include energy efficient windows and a new HVAC system. This project will allow ElderHelp to meet all requirements and energy efficiencies to create a "green" Community Center building and achieve LEAD certification. In addition, the number of low to moderate income seniors served will double.
- 7. Family Health Centers of San Diego City Heights Family Health Center Women's Clinic: This project will receive \$383,397 in CDBG funds for the construction of a women's clinic at the City Heights Family Health Center. The women's clinic is an element of a comprehensive primary medical care center that will complete Phase I of construction in 2011.
- 8. Harmonium, Inc. San Diego Regional Teen Center Public Facility Improvement: This project will receive \$100,000 in CDBG funds for roof and sewer line repairs to a facility that provides safe haven from gang activity, small business development and juvenile diversion.
- 9. Home Start, Inc. Maternity Shelter Program: This project will receive \$163,390 in CDBG funds for rehabilitation of the Maternity Shelter. The rehabilitation activities include interior and exterior improvements, asphalt, fencing and landscaping. The rehabilitation of the center will provide continued assistance for the prevention of homelessness among high-risk young adults with dependent children by providing permanent supportive housing and other social services.
- **10.Ocean Discovery Institute Property Acquisition to Build a "Living Lab" Facility:** This project received \$200,000 in CDBG funds for the acquisition of real property in the San Diego Community of City Heights to build a "Living Lab" center that will serve low-income centers and students and their families. The development of the facility will increase the number of clients that are provided social and educational services.
- **11.PATH Ventures Connections Housing:** This project received \$950,000 in CDBG funds for the development of the Connections Housing Project. This project is a one-stop services and housing facility for the provision of social services and permanent supportive housing for homeless individuals in order to eradicate the problem of homelessness in San Diego.
- 12.Redevelopment Agency of the City of San Diego Aztec Brewery Historic Rathskeller Restoration: This project will receive \$414,763 in CDBG funds for the restoration of the Aztec Brewery Rathskeller and is an element of the Mercado del Barrio Project that is co-sponsored by HUD through the Section 108 loan and EDI Grant Programs. The historic Rathskeller and its artifacts will be permanently open for public display and education of the Barrio Logan community.

- 13.San Diego Food Bank Corporation Warehouse Docks, Roadway Improvements; Storing Room/Clean Repack Room Addition & New Racking System: This project will receive \$620,000 in CDBG funds for the provision of improvements at the San Diego Food Bank's Warehouse. The improvements include masonry and asphalt, retrofitting of docks, installation of racks, and the construction of a sorting/repack room. These improvements will allow SDFB to increase yearly food distribution from 15 million to 25 million pounds by 2015.
- **14.Sherman Heights Community Center Corporation Main Building and Yellow House Revitalization:** This project will receive \$100,000 in CDBG funds for the Main Building and Yellow House Revitalization Project. The project will provide for improvements to client-serving areas that include, but are not limited to the kitchenette, multi-purpose room, restrooms and flooring.

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

- Outcome 7.3.1. Using HUD lead grant funding, assist low income owners and low income renters with lead-based paint removal and hazard mitigation.
- Outcome 7.3.2. Fund the Lead Safe Neighborhoods program.

Goal 8 (FY12 Goal 2B): Increase opportunities for affordable housing to be located in close proximity to transit. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

Goal 13 (FY12 Goal 9): Maintain the quality of foreclosed housing stock and make units available to low and moderate income families. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

Needs of Public Housing

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 3 Action Plan Public Housing Strategy response:

Not Applicable

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 3 Action Plan Barriers to Affordable Housing response:

The City offers a range of programs and incentives to help mitigate market and governmental constraints to the development of affordable housing. These programs will be continued during the FY 2012 program year:

- Density bonuses for provision of affordable housing units;
- Inclusionary housing;
- Commercial/industrial housing impact fee;
- City-County Reinvestment Task Force;
- Joint City-County HIV Housing Committee;
- Gap financing and fee reductions;
- Streamlined permit processing;
- Flexible development standards; and
- Condominium conversion tenant relocation benefits.

In addition, the City has hired a consultant to study parking requirements for affordable and transit-oriented developments.

HOME/ American Dream Down payment Initiative (ADDI)

- 1. Describe other forms of investment not described in § 92.205(b).
- 2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
- 4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 3 Action Plan HOME/ADDI response:

Resale and recapture guidelines. The participating jurisdiction has elected to continue the previously HUD-approved (March 17 and October 22, 1993) first-time homebuyer resale guidelines by following 24 CFR §92.254(a)(5)(ii), commonly called by HUD "Option #2", namely the recapture of the full HOME Investment subsidy amount out of the net sale proceeds. Such recaptured amounts will be recycled through the participating jurisdiction's HOME Investment Partnership fund in order to assist HOME eligible activities, as determined by the San Diego Housing Commission's annual budget process.

Refinancing provisions. This Consolidated Plan includes the HOME Investment Partnerships Program (HOME). Under certain circumstances, HOME allows the use of HOME funds for refinancing. However, the HUD regulations, at 24 CFR 92.206(b), require that "Refinancing Guidelines" be included in the local participating jurisdiction's Consolidated Plan. Subject to certain HUD requirements, the local participating jurisdiction designs its own "Refinancing Guidelines", and includes these guidelines in the Consolidated Plan for public input and HUD review/approval.

The HOME regulations, at 24 CFR 92.206(b), allow HOME funds to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds:

- 1. For single family (1 to 4 family) owner-occupied housing when lending HOME funds to rehabilitate the housing, if the refinancing is necessary to reduce the overall housing costs to the borrower and make the housing more affordable;
- 2. For multifamily projects, when lending HOME funds to rehabilitate the units if refinancing is necessary to permit or continue affordability under 24 CFR 92.252. The Participating Jurisdiction must establish refinancing guidelines and state them in its consolidated plan."

The proposed "Refinancing Guidelines" below describe the conditions under which the City of San Diego, through SDHC, will use HOME funds in any project proposing to refinance existing debt on a multifamily housing property.

NOT FOR SINGLE-FAMILY HOUSING: Although HUD's HOME regulations allow HOME funds for refinancing in connection with "single family (one to four family) housing", SDHC staff is proposing that HOME funds to refinance may only be allowed in connection with multifamily housing projects; refinancing may not be allowed with single family housing; HUD defines "single family housing" as one to four units.

- 2. "HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG". (This is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(vi).)
- 3. HOME funds may <u>not</u> be used to refinance properties that previously received HOME funding. This is a HOME regulations requirement. It is stated, at 24 CFR 92.214(a)(7), that HOME funds may <u>not</u> be used to provide HOME assistance (beyond one year after project completion) to a project previously assisted with HOME funds during the period of affordability established in the original written agreement.
- 4. Use of HOME funds for refinancing will only be allowed in multifamily projects, which are proposed to be rehabilitated with HOME funds. This is a HOME regulations requirement. It is stated, at 24 CFR 92.206(b), that HOME funds may be used to pay "the cost to refinance existing debt secured by housing that is being rehabilitated with HOME funds (emphasis added).
- 5. The refinancing must be necessary to permit or continue affordability under HOME regulations at 24 CFR 92.252 ("Qualification As Affordable Housing: Rental Housing"). The purpose of the refinancing must be to maintain current affordability and/or create additional affordable units. This is a HOME regulations requirement at 24 CFR92.206(b)(2).
- 6. The new investment of HOME funds for refinancing can be made <u>either</u> to maintain current affordable units, or to create additional affordable units. Levels of affordability will be, at a minimum, those required by the HOME Program regulations. This guideline is a HOME regulations requirement, at 24 CFR 92.206(b)(2)(iii): the Guidelines must "state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both."

For those projects which currently have affordable (non HOME-funded) Housing Commission-restricted units and which may seek to use HOME Program "Refinancing with Rehabilitation" the requirement to "maintain current affordable units or create additional affordable units" may also be met by increasing the project's current affordability level. For example, an increased affordability level may be achieved:

- 1. by lowering the existing rent restrictions;
- 2. by increasing the number of affordable/restricted units;
- 3. by extending the term of existing affordability restrictions; or
- 4. by a combination thereof.

The level of additional affordability (if any) will be determined in the context of overall financial feasibility of each financing.

7. Regardless of the amount of HOME funds invested, the minimum affordability period shall be at least 15 years. This is a HOME regulations requirement at 24 CFR 92.206(b)(2) and by 24 CFR 92.206(b)(2)(iv), (HOME normally requires minimum affordability periods: under \$15,000/unit = 5 years; \$15,000-\$40,000/unit = 10 years; over \$40,000/unit = 15 years; new construction = 20 years).

- 8. The investment of HOME funds, for refinancing will be allowed jurisdiction-wide. Eligible properties must be located in the City of San Diego. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(v), which requires the guidelines to specify whether the investment of HOME funds, for refinancing, will be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy.
- **9.** Projects involving refinancing will be evaluated to ensure that disinvestment has not occurred; the long term needs of the project can be met; and that the feasibility of serving the targeted population is demonstrated. This is a HOME regulations requirement at 24 CFR 92.206(b)(2)(ii).

Tenant-Based Rental Assistance (TBRA).

Program guidelines are:

- 1. The TBRA Program will provide rental assistance to low-income households.
- 2. Due to a high foreclosure rate, stagnant labor market, and lagging economy, the TBRA Program will primarily focus on two groups of households; seniors and special needs. These vulnerable populations find it difficult to afford housing due to living on fixed incomes and with disabling conditions. However, this does not preclude the Housing Commission from creating a TBRA Program if there is a need to assist low-income households who are neither senior nor special needs populations.
- 3. "Special needs" means persons with disabilities (e.g. a physical, mental or emotional impairment of long-continued duration); chronically ill persons including those with HIV and mental illness; homeless persons including survivors of domestic violence, youth, elderly, chronic substance abusers, and other groups that are either homeless or at high risk of being homeless, including individuals whose year of successful tenancy under the HPRP program has expired, if rental assistance is not obtained.
- 4. "Senior" is defined as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development.
- 5. Rental assistance will be provided to participating households who earn up to sixty percent (60%) of the area median income at the time of eligibility. Households will be screened for income eligibility as well as verification of "special needs" provided by participating social service providers.
- 6. Households participating in the TBRA Program can be referred by government or nonprofit social service agencies assisting the "special needs" or "seniors" population.
- 7. Participating households whose names are on the San Diego Housing Commission's Waiting List and receive TBRA will not lose assigned federal preferences or "Waiting List" status. As required by HOME regulations, at least fifty percent (50%) of the households receiving TBRA must qualify for a federal preference.
- 8. Households whose income increases to more than eighty percent (80%) of area median income prior to the expiration of the lease, will be notified that rental assistance will be terminated ninety (90) days from notice of income increase or expiration of the current lease, whichever comes first. In the event an eligible family becomes ineligible (e.g. the qualifying "special needs" or "senior" participant dies), the family may receive continued assistance for up to one hundred and twenty (120) days or the expiration of the lease, whichever comes first.
- 9. TBRA for eligible participants will be provided on a yearly basis and may be extended for additional yearly terms. Participants will enter into a one year lease with the property owner and that lease may be ended upon mutual consent of the participant and the owner. Additionally, the San Diego Housing Commission will execute a housing assistance payment contract with the owner that matches the term of the participant's lease.

- 10. The TBRA Program may only be used within the legal boundaries of the City of San Diego.
- 11. The rent levels of TBRA will be calculated in the same manner as the HUD Voucher Program. The subsidy cannot exceed the difference between thirty percent (30%) of a families' adjusted monthly income and the rent level. At no time will a family's portion of the rent be less than fifty dollars (\$50) per month.
- 12. Units occupied by TBRA tenants must pass HUD Housing Quality Standards and rent reasonableness.
- 13 TBRA participants may pay market rate security deposits. Additionally, there will be no provisions for rental property owners to make claims for vacancy loss, unpaid rent or damages.

ADDI funds. ADDI is no longer a HUD-funded program.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
- 2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
- 3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
- 4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
- 5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 3 Action Plan Special Needs response:

Sources of funds. Funding for the activities described below will come from ESG, CDBG and HPRP funds. CDBG, HOME and ESG funds will be used in FY 2012 to support the operations of existing shelters and supportive service providers. The uses of HPRP funds are described in the Homelessness and Homeless Prevention sections below.

The San Diego Housing Commission (SDHC) is the lead agency for the City's Continuum of Care (CoC) and as such, submits the annual application for the McKinney-Vento Funding (Supportive Housing Program (SHP) and Shelter Plus Care (SPC)). Under the SHP's, the sponsors submit their proposals to SDHC. The SDHC then attaches these proposals its application. HUD will then contract directly with the sponsor for the funding. Under the SPC program, SDHC is the grantee and submits an application on behalf of the sponsors. HUD will then contract with SDHC for the funds. The SPC is funded based on current Fair Market Rent (FMR) for the jurisdiction at the time HUD contracts with SDHC. The requested amounts are the current FMRs at the time of the applications. The SDHC applies for funds a year in advance.

Grantee Name	Project Name	Comp Type	Program Type	Budget
San Diego Youth & Community Services	Take Wing Trans. Living Program	TH*	SHP	\$87,571
St. Vincent de Paul	Fresh Start	TH	SHP	\$619,024
Regional Task Force for the Homeless	HMIS San Diego	HMIS*	SHP	\$108,915
St. Vincent de Paul	Boulevard Apartments	PH*	SHP	\$45,099
St. Vincent de Paul	Toussaint Academy	тн	SHP	\$402,182
St. Vincent de Paul	Family Living CTR	TH	SHP	\$513,712
Episcopal Community Services	Women and Children Program	ТН	SHP	\$557,110
YMCA of San Diego County	Turning Point	SRA*	SHP	\$127,104
The Association for Community Housing	Del Mar Apartments	SSO*	SHP	\$73,500
St. Vincent de Paul	Solutions 4	SRA	SHP	\$890,000
Episcopal Community Services	Downtown Safe Haven	SH*	SHP	\$509,328
Catholic Charities, Diocese of San Diego	Ninth and F Street Apts.	PH	SHP	\$33,333
Vietnam Veterans San Diego	Veterans Rehab Center	TH	SHP	\$202,850
YWCA of San Diego County	Transitional Living Continuum	ТН	SHP	\$553,691
Home Start, Inc.	Maternity Shelter Program	PH	SHP	\$713,464
Volunteers of America Southwest CA	Substance Abusing Mentally III (SAMI)	ТН	SHP	\$301,164
The Association for Community Housing	TACHS SHP Leasing	PH	SHP	\$113,400
St. Vincent de Paul, Inc.	Solutions Consortium Project	ТН	SHP	\$1,699,096
San Diego Housing Commission	St. Vincent de Paul, Inc.	PRA*	SPC	\$389,520
San Diego Housing	Pathfinders of San	SRA	SPC	\$127,104

Commission	Diego - Streamview			
San Diego Housing Commission	South Bay Community Services - La Posada	SRA	SPC	\$204,072
San Diego Housing Commission	TACHS Prism Project	SRA	SPC	\$343,872
San Diego Housing Commission	SDHC 2009 Merged	SRA	SPC	\$966,576
San Diego Housing Commission	TACHS Del Mar	SRA	SPC	\$259,344
			TOTAL	\$9,892,666

^{*}TH=Transitional Housing; HMIS=Homeless Management Information Systems; PH=Permanent Housing for Persons with Disabilities; SRA=Sponsor-Based Rental Assistance; SSO=Supportive Services Only; SH=Safe Havens; PRA=Project-Based Rental Assistance

Regional Continuum of Care

There are two CoC's in the County of San Diego. One is for the City of San Diego and the other is for the County of San Diego. Collectively, the two Continuum of Care's form the Regional Continuum of Care (RCCC). The RCCC is comprised of representatives of local jurisdictions, community-based organizations, local housing authorities, the Regional Taskforce on the Homeless (RTFH), governmental departments, labor organizations, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. This countywide organization serves to develop and implement strategies, disseminates information, and provides a comprehensive vision for entities seeking to prevent and alleviate homelessness throughout the region. Participants of the RCCC also facilitate the response to a Notice of Funding Availability (NOFA) from the HUD, often referred to as the Super-NOFA.

As part of this coordination effort, the RCCC established the following processes:

- A region-wide data collection and communication system that is reflected in the applications submitted by each consortium (City and County)
- A year-round process to assess, strengthen and enhance the progress made on the development of a comprehensive continuum of care
- Oversight and coordination between the City and County consortia- A collaborative, coordinated, and inclusive forum for community input

Homelessness. The goals, objectives and outcomes for the Five-Year Consolidated Plan and FY 2012 Annual Action Plan that are related to homelessness include:

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

<u>Objective 3.1.</u> Continue to support homeless clients by operating emergency shelters <u>Outcome 3.1.1.</u> Continue to support homeless clients by operating emergency shelters

San Diego Housing Commission – Homeless Emergency Winter Shelter Program: This project will receive \$511,069 in CDBG, \$297,331 in ESG, and \$63,100 in other federal funds for FY 2012. This project provides homeless persons with a clean, safe environment for 120 days. The program provides 1 to

3 meals per day, showers, sanitation facilities, furnishings and overnight stays. The single adult shelter site varies every year. A total of 1,300 unduplicated individuals will be served.

HPRP Homeless Assistance activities were implemented in FY 2010. HPRP funds have been used in FY 2011 to provide outreach to the clients of the City's FY 2011 Homeless Emergency Winter Shelter with the aim of enrolling eligible homeless individuals in the HPRP program. Once enrolled in the City's HPRP program, these individuals will be provided with financial assistance and case management so that they can become and stay housed. The use of HPRP funds to assist homeless individuals to find and maintain affordable housing will continue in FY 2012.

Outcome 3.1.2. Provide walk in and referral services to the homeless.

- 1. Alpha Project for the Homeless Take Back the Streets: This project will receive \$364,320 in CDBG funds for FY 2012. The project provides eligible homeless individuals with immediate transitional employment and training. This project will create 50 additional employment opportunities for homeless individuals. A total of 50 unduplicated individuals will be helped.
- 2. St. Vincent de Paul Village, Inc. Homeless Outreach Team's Serial Inebriate Program Expansion: This project will receive \$98,595 for FY 2012. This program provides targeted outreach, medical assessment and treatment, housing assistance, case management and referrals for chronically homeless alcoholics who receive court-ordered treatment in place of incarceration. A total of 75 unduplicated individuals will be served.

<u>Objective 3.2.</u> Assist families with access to transitional housing, case management and support services.

Outcome 3.2.1. Assist families with access to transitional housing, case management and support services

San Diego Housing Commission – Cortez Hill Family Center: This project will receive \$187,184 in CDBG, \$362,816 in ESG, and \$200,000 in San Diego Housing funds for FY 2012. The facility will provide 120 days, case managed, short-term transitional housing program for intact homeless families. A total of 600 unduplicated individuals will be served.

Chronic homelessness. Eradicating chronic homelessness is a **high priority** for the City of San Diego and permanent supportive housing is a key component to the Housing First/Housing Plus model adopted in the region's 10 Year Plan to End Chronic Homelessness. Permanent housing units with supportive services are needed to end the cycle of chronic homelessness and to open up emergency shelter beds for those individuals with short term needs.

Additionally, effective outreach services are needed to identify those in need of assistance and engage them in services that can help them. The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependant, and/or mentally ill needs predominantly in the downtown area.

The City's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, San Diego Police officers patrol with

County Health and Human Service Specialists and Psychiatric Emergency Response Team (PERT) clinicians to contact and work with the City of San Diego's chronic homeless population. The team facilitates placements into many local homeless service providers.

The Serial Inebriate Program (SIP) is a nationally recognized "best practice" collaborative effort of the San Diego Superior Courts, the City Housing Commission, County of San Diego Alcohol and Drug Services, and the San Diego Police Department. The SIP conducts outreach on the streets and in jails to chronically homeless individuals charged with public intoxication. Once the case comes before court, the person charged is given the choice between incarceration and a recovery program. The SIP team works with those who choose recovery to access services and achieve sobriety.

The City issued a Request for Funding Proposals for a one-stop homeless service center and permanent supportive housing units. The RFP recognized that an adequate supply of permanent service-intensive housing is the central antidote to homelessness. The Housing First/Housing Plus model is defined by the placement of an individual in permanent housing prior to receiving supportive services. Permanent housing provides the stability individuals and families need to get enrolled and excel in a customized service plan. This model provides flexible housing to get people housed quickly and keep them housed. City support for the development of the one-stop homeless service center consists Redevelopment Agency assistance, HOME and CDBG funds. The use of these funds for the project is contingent on an award of tax credits.

Currently, the City provide funding for the operation of the Neil Good Day Center, a daytime drop in center where homeless persons can receive showers, mail and telephone service, storage, and other services. Ultimately, a one-stop service center could support these needs in addition to other more intensive services such as mental health, legal, employment, and substance abuse counseling.

Homeless Prevention. Through the 2009 American Recovery and Reinvestment Act (ARRA), the City was awarded over \$6 million in HPRP funds. HPRP Homeless Prevention activities were implemented in FY 2010 and will continue through FY 2012. Through the HPRP program, families or individuals determined to be imminently at risk of becoming homeless are provided flexible financial assistance and targeted services to help keep them housed and improve their housing stability. Prevention assistance is currently offered through the San Diego Housing Commission via multiple coordinated points of program entry to ensure seamless service delivery. The HPRP assistance that is provided to clients is tracked and monitored in an effort to evaluate program effectiveness.

HPRP Homelessness Prevention funds have been used to develop an assessment tool aimed at determining those clients most at-risk of becoming homeless. At-risk indicators include but are not limited to; prior homeless episodes, loss of job, extremely low income (under 15% AMI), number and age of children, and issues such substance abuse or mental illness. This assessment tool has been integrated into the Regional Continuum of Care's Homeless Management Information System (HMIS).

HPRP Rapid Re-housing funds will be used to help winter shelter clients find and maintain permanent housing. Chronically homeless clients who maintain their HPRP housing for twelve months will exit HPRP into permanent affordable housing or HOME TBRA.

Discharge Coordination. Discharge coordination activities will continue during 2012 and include the following:

Foster Care. The County of San Diego's Foster Care System discharge planning protocol includes the following information and/or steps: written information about youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court; anticipated date court jurisdiction is expected to be terminated; health plans if not Medi-Cal; legal documents including Social Security card, birth certificate, driver's license and/or DMV identification card, copies of parent (s) death certificates, proof of citizenship, residency status; housing plans including referrals to transitional housing, employment or other financial support plans, educational vocational plans including financial aid if appropriate.

<u>Health Care.</u> The Hospital Association of San Diego and Imperial Counties (HASDIC) has worked at the local and state level to fund solutions to the special needs of homeless persons. HASDIC continues to work with the San Diego Plan to End Chronic Homelessness (PTECH) to improve discharge planning. A HASDIC leader chairs the PTECH Discharge Planning Committee and meets regularly with COC leadership to strengthen joint planning efforts. A local agency is piloting a recuperative care program from homeless persons to act a model for hospital discharge planning. Both local continuums provide transitional housing beds specifically targeted to medical release programs/patients.

Mental Health. The mental health care system in San Diego County has formalized plans and protocols for low income and no income individuals. Homeless persons are eligible for services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and Network of Care Program. Services include: Health Insurance Counseling and Advocacy program (HICAP), Needymeds program, and mobile units for care access in remote locations. The Network of Care Program offers specific information for homeless persons and reduces barriers to care by providing information in 7 languages. Resources are updated through the United Way InfoLine to ensure regular updates. Funding from the State of California Mental Health Services Act (MHSA) has enabled the County to implement the approved plan and protocol for housing and services for homeless mentally ill persons, frequent users of emergency health care and persons exiting correctional facilities with mental health issues.

Corrections. Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Dept. Services are summarized in the SD Sheriff's Health and Human Services Discharge Plan. The Sheriff's Department has designated staff positions as homeless liaisons, mental health specialists, and an Americans with Disabilities Act Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody. The Mental Health Psychiatric Security units of the jail (licensed by the State Department of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release. Several non-profits in the CoC administer transitional housing programs specifically targeted toward this population. As of 2009, the Sheriff's Department is able to identify chronic homeless individuals and connect them to appropriate housing and services upon release. A similar program operating at Las Colinas Women's Detention Facility is able to provide assessments, transportation, and housing placements with local organizations.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 3 Action Plan ESG response: N/A

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

- Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
- 2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
- *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 3 Action Plan Community Development response:

<u>Community/Economic Development Goals, Objectives and Outcomes and Funding</u> Sources

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs;
- · Provide jobs that pay a living wage; and
- Expand employment opportunities, all especially for low to moderate income households.
- Outcome 9.1.1. Expand contacts in the energy efficiency industry to create partnerships for future job creation and training in the field.

This outcome will not be addressed with CDBG funds in FY 2012. The five-year goal is to execute one contract.

<u>Objective 9.2</u> Expand partnerships with Enterprise Zone areas. Removed as an objective effective FY 2012. This objective does not result in an annual quantifiable outcome.

Objective 9.3. Create and/or expand opportunities for microenterprises.

 Outcome 9.3.1. Provide financial literacy, business development and educational services for low and moderate income residents who want to create a microenterprise business

The following projects were awarded FY 2012 CDBG funds to address this objective and outcome:

- 1. ACCESS Microenterprise Development for Low Income Residents: This project will receive \$50,000 in CDBG funds for FY 2012. Access will perform outreach among immigrants, victims of domestic violence and high risk youth to enroll in program. The program will consist of classes covering capital development, small business management and other topics. Staff assist individuals through each step of the process. Once the microenterprises have been established, staff assists with ongoing consultations. A total of 36 unduplicated clients and 18 businesses are to be served.
- 2. ACCION San Diego Microlending Program: This project will receive \$232,547 in CDBG funds for FY 2012. Services will be focused on the provision of loans and support to existing microenterprises lacking access to traditional forms or credit. The project will provide small business loans ranging from \$300 to \$35,000 for the creation of new or the expansion of existing businesses of low-to-moderate income entrepreneurs. The program also offers credit reporting, life and disability insurance, loan guarantee options, marketing and networking opportunities, training workshops and business counseling to low to moderate income clients. A total of 65 unduplicated businesses are to be served.
- 3. Alliance for African Assistance Microenterprise Program: This project will receive \$186,790 in CDBG funds for FY 2012. Services are to be provided to low-income clients working toward developing microenterprise business for the first time or are working to expand an existing microenterprise business. The clients to be served are recent immigrants that have cultural and financial barriers. Examples of assistance to be provided included basic business development and microenterprise assistance. A total of 90 unduplicated clients and 15 businesses are to be served.
- 4. Union of Pan Asian Communities (UPAC) Multi-Cultural Economic Development Program: This project will receive \$100,000 in CDBG funds for FY 2012. Services are to be provided to low-income Limited-English-Proficient (LEP), minority, disabled, and women entrepreneurs working toward developing a microenterprise business for the first time, or were working to expand an existing microenterprise business. Examples of assistance provided included business education and training, individual follow-up assistance, and individual/group technical assistance. A total of 66 unduplicated businesses are to be served.
- Outcome 9.3.2. Provide small business loans and education/training to low and moderate income clients

This outcome will not be addressed with CDBG funds in FY 2012. The fiveyear goal is to provide one loan. Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

• Outcome 10.1.1. Assist low to moderate income households annually become compliant through code enforcement services.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to "jump start" revitalization in low to moderate income neighborhoods. Removed as an objective effective FY 2012. This objective does not result in an annual quantifiable outome.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes no not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs. Removed as an objective effective FY 2012. This objective does not result in an annual quantifiable outcome.

<u>Objective 10.4</u>. Fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities. Removed as an objective effective FY 2012. This objective does not result in an annual quantifiable outcome.

Objective 10.5. Support CBDO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1. In 2010, Provide a comprehensive CBDO program in the Mid-City/City Heights area to include neighborhood revitalization, community economic development and energy conservation. This outcome was addressed in FY 2010 and FY 2011.

Goal 11 (FY12 Goal 11): As dollars become available, explore using additional financial resources to create new programs. Removed as a goal effective FY 2012, since this goal does not result in an annual quantifiable outcome.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city's nonprofits.

 Outcome 12.1.1. Provide CDBG funding to provide technical assistance and organizational capacity building activities.

The following projects were awarded FY 2012 CDBG funds to address this objective and outcome:

Local Initiative Support Corporation – Community Development Capacity Building: This project will receive \$100,000 in CDBG funds for FY 2012. The project will provide technical assistance to non-profit undertaking neighborhood revitalization. The program will ensure community-based organizations have capacity to address issues that determine the quality of life for residents in low to moderate income neighborhoods. A total of 15 unduplicated agencies will be served.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG.

 Outcome 12.2.1. Accept and investigate complaints alleging housing discrimination based on federal, state and local laws.

The City of San Diego has issued a Request for Proposal (RFP) for the provision of Fair Housing Services from interested and qualified organizations. A total of \$523,869.00 in CDBG funding has been allocated for the development and administration of programs designed to alleviate discrimination and improve conditions for fair housing. Applications for the RFP are currently in the review stage with completion scheduled for Mid-April 2011. Timelines have been structured to allow for an appeal process, Mayor and City Council approval, and for the selected contractor to begin work late spring to early summer in 2011.

Section 108 Loan Repayment

The City of San Diego has a portfolio of 7 loans totaling \$1,169,090, with one additional loan pending approval by HUD. The projects include libraries, public improvements, senior centers and health centers.

FY 2012 HUD SECTION 108 CDBG REPAYMENT BUDGET

PROJECT NAME	FY 2012 PAYMENT AMOUNT
Barrio Logan Mercado (B-94-MC-06-0542)	DEFEASED
SEDC-3 projects (B-96-MC-06-0542-A)	DEFEASED
Central Police Station (B-97-MC-06-0542)	\$241,425
Vietnam Veterans Homeless Facility (B-99-MC-06-0542-A)	DEFEASED
Cortez Hill Transitional Housing (B-00-MC-06-0542)	DEFEASED
College Rolando Library (B-99-MC-06-0542-B)	\$266,183
Ocean Beach Library (B-00-MC-06-0542-A)	DEFEASED
Logan Heights Library#1 (B-01-MC-06-0542)	\$249,711
District 3 Public Improvements (B-02-MC-06-0542-B)	DEFEASED
District 4-Senior Center (B-03-MC-06-0542)	\$260,779
Camp Hope (B-03-MC-06-0542-B)	\$35,646
Otay Mesa/Nestor Library (B-03-MC-06-0542-C)	DEFEASED
Logan Heights Family Health Center (B-98-MC-06-0542-A)	\$95,250
Food Bank (B-03-MC-06-0542-D)	DEFEASED
LGBT Centre (B-04-MC-06-0542)	\$20,096
Logan Heights Library #2 (B-04-MC-06-0542-A)	DEFEASED
TOTAL	\$1,169,090

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 3 Action Plan Antipoverty Strategy response:

The most potent antidote to poverty is earned income. Programs that help households reduce costs mitigate the consequences of poverty. To this end, the city seeks to reduce the number of people living in poverty by providing a number of programs that include economic development assistance, job training opportunities, and supportive services, in addition to housing assistance.

Specifically, the Housing Commission also operates a variety of resident empowerment programs, which promote upward mobility and self-sufficiency. The Family Self-Sufficiency Program, in collaboration with community businesses and service organizations, provides supportive services to assist families in achieving upward mobility and self-sufficiency. The program includes career planning and counseling, financial education, and asset development. In addition, links are provided to resources for childcare, transportation, and book scholarships, along with an escrow account for a portion of income earned during program participation.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 3 Action Plan Specific Objectives response:

Special Needs Housing Goals, Objectives and Outcomes and Funding Sources

Goal No. 2: Create a better living environment for persons with special needs.

<u>Objective 2.1</u>. Increase the number of public facilities that are accessible to persons with disabilities.

- Outcome 2.1.1. Complete an ADA needs assessment/survey of City-owned properties to ensure compliance with the ADA and CA Building Code—Title 24.
 Also, provide CDBG funding to make ADA improvements to public facilities, including park and recreation areas.
 - 1. Balboa Park Cultural Partnership Balboa Park ADA Upgrades: This project will receive \$412,000 in CDBG funds for ADA improvements to the following facilities: Museum of Photographic Arts, San Diego Model Railroad Museum, Reuben E. Fleet Science Center, San Diego Air and Space Museum, San Diego Museum of Art, San Diego Natural History Museum, San Diego Zoo and World Beat Center. The ADA improvements include the installation of automatic doors, and access ramps; curb modifications, surface replacement, and accessible bathrooms.
 - 2. City of San Diego Park and Recreation Department Park Security Lights Upgrade: This project will receive \$152,000 in CDBG funds for the replacement of 133 low/high pressure sodium light bulbs at ten different neighborhood/community parks. The new light bulbs will provide brighter light and assist law enforcement in identifying unlawful activity as well as enhancing the overall sense of security at the parks. Light bulbs will be

replaced at Kennedy Neighborhood Park, Mountain View Neighborhood Park, Encanto Community Park, Henderson Sports, Skyline Neighborhood Park, Chicano Park, Grant Hill Neighborhood Park, Howard Lane Neighborhood Park, Larsen Field and San Ysidro Community Park.

- 3. City of San Diego Park and Recreation Department Recreation Center Gymnasium Floor Replacement Three Locations: This project will receive \$330,000 in CDBG funds for the replacement of wood floors in the gymnasiums at the Colina Del Sol, North Park and Encanto Recreation Centers. These gymnasiums provide the location for the core of recreational programs targeted for youth, adults and seniors.
- 4. City of San Diego Park and Recreation Department Views West Neighborhood Park ADA Upgrades: This project will receive \$305,100 in CDBG funds to improve access to park facilities for people with disabilities. It includes ADA upgrades to the comfort station and concession stand, 4 more accessible parking spaces, providing path of travel from the public way to the picnic shelter, providing accessible barbecues, and painting contrasting stripes on the existing stairs.
- Outcome 2.1.2. (update ADA compliance efforts for the City to address the identified needs) has been combined with 2.1.1 to remove duplicative outcomes effective FY 2012.
- Outcome 2.1.3. (provide funding to make ADA improvements to public facilities, including park and recreation areas) has been combined with 2.1.1 to remove duplicative outcomes effective FY 2012
- Outcome 2.1.4. (use funding to make improvements to recreational areas within San Diego to improve access for persons with physical disabilities) has been combined with 2.1.1 to remove duplicative outcomes effective FY 2012

<u>Objective: 2.2</u>. Increase the number of housing units in the private sector that contain accessibility features.

Outcome 2.2.1. Continue the city's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements with local housing trust funds.

Outcome 2.2.2. (provide rehabilitation services and accessibility modifications) has been combined with 7.1.3 to remove duplicative outcomes effective FY 2012.

<u>Objective: 2.3</u>. Support the operation of the social service and housing programs that assist low and moderate income persons.

Outcome 2.3.1. Annually fund a variety of activities ranging from case management, health care, teen parenting training, homeless services, legal services to recreation using the CDBG Public Services set aside.

1. City of San Diego, Park and Recreation Department – Therapeutic Recreation Services: This project will receive \$200,000 for FY 2012. The project provides therapeutic recreation programs designed to meet special needs of individuals with disabilities who have difficulty accessing and participating in

recreation opportunities offered to the general public. The program teaches appropriate social skills, community functioning skills, leisure education, improving fitness, increasing client independence, and enhancing overall quality of life for participants. A total of 850 unduplicated individuals will be served.

- 2. Fourth District Seniors Resource Center Fourth District Seniors Resource Center Public Service Enhancement Project: This project will receive \$50,000 for FY 2012. This project will provide three to five thousand L/M income seniors opportunities that promote self-sufficiency, economic stability and independent living skills. A total of 500 unduplicated individuals will be served.
- 3. National Family Justice Center Alliance Women of Wisdom: This project will receive \$283,868 for FY 2012. This project will offer long term support services and marketable job training to victims of domestic violence. Therapeutic services and classes on health and nutrition, finance, computer skills and job training will give the victims the ability to become financially independent and self-sufficient. A total of 200 unduplicated individuals will be served.
- 4. San Diego LGBT Community Center Behavioral Health Services: This project will receive \$100,000 for FY 2012. Funds will allow program to expand its capacity to serve the increased number of low income community members. Center is dedicated to serving youth, adults, seniors, families and individuals affected by HIV. A total of 80 unduplicated individuals will be served.
- 5. San Diego Workforce Partnership Hire a Youth: This project will receive \$372,929 for FY 2012. This funding will support youth services for subsidized employment for 230 low-income youth ages 16 to 21 in the City of San Diego. The San Diego Workforce Partnership is seeking to develop a sustainable summer youth employment program that will provide youth with meaningful summer employment for years to come. A total of 230 unduplicated individuals will be served.
- 6. Social Advocates for Youth (SAY) Teen Court: This project will receive \$50,000 for FY 2012. Teen Court is a juvenile diversion program in which youth offenders accept responsibility for a crime they have committed and agree to carry on a binding sentence chosen by a jury of peers, which is made up of student volunteers from all eight City Council Districts. A total of 375 unduplicated individuals will be served.
- 7. STAR/PAL STAR/PAL Center to Serve Youth: This project will receive \$112,709 for FY 2012. Center to Serve Youth provides daily after-school homework assistance, and it allows inner-city youth to take part in athletics, educational field trips, and recreational activities. With the assistance of law enforcement program directors and volunteers, youth are provided unique programming opportunities and are encouraged to feel more secured utilizing their neighborhood resources. A total of 30 unduplicated individuals will be served.

Objective: 2.4. (increase the number of facilities in San Diego that serve persons low and moderate income persons) Has been combined with 7.2.2 to remove duplicative objectives and outcomes.

<u>Objective: 2.5.</u> This objective (encourage the creation of supportive housing through the following activities) has been removed as an objective effective FY 2012. This objective does not result in an annual quantifiable outcome.

Also see Objective 7.2, which will benefit many individuals with special needs.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

- 1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
- 2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
- 3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
- 4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
- 5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
- 6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
- 7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
- 8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
- 9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 3 Action Plan HOPWA response:

Description of the Organization

The County of San Diego Department of Housing and Community Development (HCD) has assumed all administrative responsibilities for the HOPWA formula grant program through a contract agreement with The City of San Diego.

In FY 2011-2012 the County of San Diego will continue administering the City's HOPWA allocation. HOPWA funds will be expended in direct service contracts with agencies and non-profit organizations providing direct services to low income persons with HIV/AIDS. HOPWA funds will be distributed throughout the County of San Diego to implement the following eligible activities:

- Acquisition/rehabilitation/new; construction of affordable housing;
- Administration;
- Housing Information and Referral Services;
- Resource Identification;
- Housing Operating Cost;
- Tenant Based Rental Assistance;
- Short-term Supportive;
 Facilities(Hotel/Motel Vouchers);
- Supportive Services;
- Technical Assistance; and
- Short- Term Rent, Mortgage and Utility Assistance

Based on the estimated allocation of \$2,935,661, which assumes the same amount as FY 2010-2011 HOPWA allocation, the following agencies are being recommended for funding of HOPWA eligible activities for FY 2011-12. This estimated amount will be adjusted when HUD releases the final entitlement for FY 2011-12.

Please refer to the Specific HOPWA Objectives section below for a list of agencies being recommended for funding of HOPWA eligible activities for FY 2011-2012.

Actions Taken During the Year

The County of San Diego on behalf of the City of San Diego has worked closely with the Regional Continuum of Care Council (RCCC) that includes over 50 community based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. HOPWA maintains a permanent seat on the San Diego County's HIV Health Services Planning Council in addition to convening the Joint City/County HIV Housing Committee that addresses special needs concerns for those suffering that are homeless and not homeless but require supportive housing.

The HIV Housing committee includes members of other HIV planning groups, affordable housing developers, service providers and consumers. It provides meaningful citizen and community participation in the planning process associated with affordable housing and related support services for person living with HIV/AIDS. The HIV Housing Committee serves as an advisory body to the Director of the County of San Diego, Department of Housing and Community Development regarding priorities and needs of the community affected by HIV/AIDS and housing. These activities will continue during FY 2011-2012.

Progress

As in 2010-2011, it is anticipated that HOPWA will continue to make progress in meeting objectives related to affordable housing during FY 2011-2012. The table below provides a summary of the specific objectives for providing affordable housing:

		FY 2009-2010 Accomplishm	Anticipated FY 2010- 2011 and FY 2011-
Activities	Goal	ents	2012 Accomplishments
TBRA Housing Assistance	80 Households	91 Households	91 Households
Permanent Housing w/housing operations funding	7 units	7 Households	7 Households
Group Housing	38 beds	123 Households	123 Households
Care Facility for Chronically	20 beds	24 Households	24 Households
Group Homes for Recovering Addicts	37 beds	56 Households	56 Households
Hotel/Motel Vouchers	100 Vouchers	73 Vouchers	100 Vouchers
Supportive Services	336 persons	324 Persons	336 Persons
Housing Information	10,000 persons	15,752 Persons	15,752 Persons
Short-Term Rent, Mortgage & Utility Assistance (STRMU)	154	35	154

Report on Annual HOPWA Output Goals

It is anticipated that the HOPWA allocation will remain the same as FY 2010-2011 and funding will be provided for the following activities for low income persons living with HIV/AIDS and their families in San Diego County:

- 1. Transitional housing;
- 2. Permanent housing;
- 3. Case Management Services;
- 4. Tenant Based Rental Assistance;
- 5. Acquisition/rehabilitation and new construction;
- 6. Information and referral services:
- 7. Moving services;
- 8. Residential services coordination;
- 9. Emergency Housing; and
- 10. Technical Assistance

Please refer to the Specific HOPWA Objectives section below for a list of agencies being recommended for funding of HOPWA eligible activities for FY 2011-2012.

Use of Committed Leveraging

The HOPWA Program leverages an array of funding from public and private resources that help address the needs of persons with HIV/AIDS. Volunteers provide a substantial amount of service hours at many HOPWA funded agencies. Volunteers are recruited from volunteer fairs or may be participants of HOPWA funded programs. Volunteer activities included staffing reception desks at some HOPWA funded agencies and providing landscaping services at a transitional housing facility. Volunteers also provided home improvement efforts such as painting the interior and exterior of a transitional housing facility. Many agencies also receive in-kind contributions. Agencies received contributions such as free bread, tortillas and baked goods from a local market. HOPWA funded agencies also took a proactive approach to increasing program income. All HOPWA funded agencies implemented annual fundraising plans to increase income from private donations, foundations, and grants. Agencies hosted fundraising events including the San Diego PRIDE Festival, RIDE 4 AIDS and Artists against AIDS. HOPWA funded agencies also partnered with non-HOPWA funded agencies to offer a broader scope of services. Collaborating agencies include: First United Methodist Church; North Park Family Health Clinic; The San Diego Lesbian, Gay, Bisexual, Transgender Community Center; UCSD Women, Children and Adolescent HIV Program; Vista Community Clinic; Mama's Kitchen and Indian Health Centers.

Distribution of HOPWA funds

HOPWA funds are distributed regionally throughout the County of San Diego with the majority of funds supporting direct housing and/or housing operations. General categories of HOWPA funded programs for FY 2011-2012 include:

- Acquisition/rehabilitation/new construction of affordable housing
- Administration
- Housing Information and Referral Services
- Resource Identification
- Housing Operating Cost
- Tenant Based Rental Assistance

- Short-term Supportive Facilities (Hotel/Motel Vouchers)
- Supportive Services
- Technical Assistance
- Short- Term Rent, Mortgage and Utility Assistance

Barriers

Service providers encountered several barriers to providing HOPWA funded services in the San Diego region. Providers reported a negative impact to their agencies and the services they provide due to funding cuts in State and Federal budgets. Reductions in federally funded Ryan White CARE Act and similar State of California budget cuts resulted in staff reductions and reduced the service capacity of certain providers.

Continuing difficulties also include increasing the HIV/AIDS community's awareness of their Fair Housing rights and responsibilities. While agencies may receive anecdotal information regarding discrimination based on disabilities, few HOPWA participants report complaints to fair housing enforcement agencies.

Finally, the impact of high housing costs in San Diego County impacted the ability of HOPWA providers to move program participants from HOPWA funded housing into the private rental market. It is very difficult for clients to obtain a security deposit, provided first month's rent, and qualify for a market rate unit without some form of rental subsidy. Many clients reported they were homeless or virtually homeless for lack of affordable housing.

Trends

Historically, the HOPWA program has received entitlement funds equal to the activities proposed. Program staff has worked diligently with the Regional Continuum of Care Council which consists of community based organizations, government agencies and developers to establish adequate housing and support services for people living with HIV/AIDS. In a collaborative effort, HOPWA staff participates and maintains a permanent seat in the San Diego HIV Health Services Planning Council. HOPWA staff facilitates in establishing a subcommittee as needed of the Joint City/County HIV Housing Committee to help determine funding priorities for upcoming funding years.

Evaluations, Studies, or Other Assessments

During FY 2011-12, 100% of HOPWA funded activities will be monitored by reviewing monthly, quarterly and Annual Progress Reports (APRs) that include project accomplishments, information on the number of families assisted, proof of current insurance coverage, annual audits, management reports, compliance with rent restrictions and rent calculations to ensure programs are producing effective measurable results. Staff will conduct on-site file reviews and unit inspections to ensure compliance with Housing Quality Standards. In addition, HCD will continue to provide ongoing technical assistance to sub-recipients throughout the year.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 3 Specific HOPWA Objectives response:

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

 Outcome 4.1.1. Assist households with rental assistance so that they pay no more than 30 percent of their annual household income in rent.

County of San Diego Housing Authority - Tenant Based Rental Assistance Program: This project will receive \$678,784 in HOPWA funds to provide 80 rent subsidies for consumers through the Tenant-Based Rental Assistance (TBRA) Program.

- Outcome 4.1.2. Removed as an outcome effective FY 2012. This outcome does not result in an annual quantifiable measure.
- Outcome 4.1.3. Provide funding for operations and support of permanent housing units in affordable housing complexes with affordable rents for persons with HIV/AIDS.

Townspeople- Operations and Support of 51st and Wilson Ave Apartments: This project will receive \$82,400 in HOPWA funds for operations of four permanent housing units for consumers at Wilson Avenue Apartments and three permanent housing units for consumers at 51st Street Apartments. Case management and support services will also be provided at 51st Street Apartments

<u>Objective 4.2</u>. Provide transitional housing to low income persons living with HIV/AIDS.

- Outcome 4.2.1. Provide funding to support transitional housing beds.
 - 1. St. Vincent De Paul Josue Homes I, II, III, IV & V: This project will receive \$599,017 in HOPWA funds for operations providing a total of 44 beds in a transitional housing program for consumers who are ambulatory and self-sufficient and for recovering substance abusers and recovering substance abusers who have mental illness. Includes funding for continued operations of 6 beds formerly operated by the Community Connection Resource Center who ceased program operations on February 28, 2011 and assumed by St. Vincent De Paul Josue Homes on April 5, 2011.
 - 2. Stepping Stone of San Diego Enya House: This project will receive \$168,058 in HOPWA funds for the provision of 17 beds in a transitional housing program for consumers who have 60 days of continuous sobriety and recovering substance abusers and recovering substance abusers who have mental illness. Includes funding for continued operations of 7 beds formerly operated by the Community Connection Resource Center who ceased program operations on February 28, 2011 and assumed by Stepping Stone of San Diego on April 5, 2011
- Outcome 4.2.2. Provide funding for the operation of beds in a 24 hour licensed residential care facility for the chronically ill.

- 1. Fraternity House Fraternity House: This project will receive \$145,498 in HOPWA funds for the provision of 8 beds in a Residential Care Facility for the Chronically III (RCF-CI) who need 24-hour comprehensive care.
- 2. Fraternity House Michaelle House: This project will receive \$194,928 in HOPWA funds for the provision of 12 beds in a Residential Care Facility for the Chronically III (RCF-CI) who need 24-hour comprehensive care.
- Outcome 4.2.3. Removed as an outcome effective FY 2012. This outcome does not result in an annual quantifiable measure.
- Outcome 4.2.4. Removed as an outcome effective FY 2012. This outcome does not result in an annual quantifiable measure.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- Outcome 4.3.1. Funding for the coordination of residential services
 - South Bay Community Services- Residential Services
 Coordinator: This project will receive \$26,420 in HOPWA funds to
 provide case management and support services to the residents of La
 Posada Project.
 - 2. Community Housing Works Residential Services Coordinator: This project will receive \$32,060 in HOPWA funds for case management and support services for residents of Marisol and Old Grove Apartments.
- Outcome 4.3.2. Funding for intensive case management for HOPWAeligible program participants.
 - County of San Diego HIV, STD, and Hepatitis Branch-Case Management Program: This project will receive \$252,350 in HOPWA funds for an Intensive Case Management program that helps provide recovery services and housing for 100 consumers who are homeless and agree to work on substance abuse issues.
- Outcome 4.3.3. Funding and provide moving service to HOPWA-eligible participants.
 - Being Alive Helping Hands Moving Services Program: This project will receive \$59,560 in HOPWA funds for a moving service program to help consumers increase housing stabilization.
- *Outcome 4.3.4.* Provide funding for emergency beds.

Karibu Center for Social Support and Education: This project will receive \$304,010 in HOPWA funds for the provision emergency housing to at least 100 consumers for up to 30 days

<u>Objective 4.4</u>. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

• Outcome 4.4.1. Fund a Housing Information and Referral Program.

Townspeople- Information and Referral Program: This project will receive \$92,700 in HOPWA funds for a Housing Information and Referral Service Program for consumers.

Outcome 4.4.2. Fund a Resource Identification Program.

County of San Diego Housing Authority- Resource Identification: This project will receive \$191,206 in HOPWA funds to coordinate and develop housing assistance resources for eligible persons including conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing related activities.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

The Commission on Gang Prevention and Intervention:

In 2006, the Commission on Gang Prevention and Intervention was established by the San Diego City Council to develop a strategic collaborative effort between the City, law enforcement, social service providers, and the general public with the objective of significantly curtailing gang involvement, and its negative impact on the City of San Diego. The Commission makes recommendations concerning gang prevention, intervention, diversion and suppression methods; and addresses other gang-related policy matters. The Commission works with City agencies and community organizations to build collaborations regarding preventing or intervening in gang activity.

In September 2010, The Commission completed its strategic action plan, New Directions 2010-2012. Noting that there are approximately 1,743 youth "on probation" in San Diego with 137 of these youth documented as gang members (though many more in the system are gang involved.) The Commission determined to focus attention on these youth in order to impede their trajectory toward violence and the prison system. The Commission is continuously working to facilitate collaborations to interrupt this pathway as demonstrated in their collaborative curfew sweeps with the San Diego Police Department, their work with County Mental Health (the Compassion Project), Child Welfare and San Diego City Schools (10 to Succeed).

The Commission identified four primary focuses for 2011-2012:

- 1. Jobs (training as well as placement);
- 2. Supporting integration of services:
- 3. Facilitating Youth Activities; and
- 4. Early intervention strategies

The four focus areas offer both existing and fresh opportunities to address gang prevention/ intervention and correspond to the overarching goals and implementation initiatives of the Commission.

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NEEDS TABLES

THE NEEDS TABLE REMAINS UNDER CONSTRUCTION AND WILL BE INCLUDED IN THE FINAL DRAFT SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

PROJECT TABLES

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CPMP Version 2.0 Grantee Name: City of San Diego

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CPMP Version 2.0 Grantee Name: City of San Diego

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						Boys and Girls Club Resource & Training Center													
Description: IDIS Pro					Pro														
						add a 2,500 square foot Resource and Training Center to its existing Boys & Girls Club will feature four classrooms that will be utilized for multiple purposes, such as													
									ms th	nat wi	II be	utilized	foi	multip	ole	ourposes,	such	as	
prov	iding s	space for r	nutrit	tion and	d fit	ness educa	ation	classes.											
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Description: IDIS Pro				oject #: UOG Code: CA63210 SAN DIEGO														
Burn Institute - This project installs moderate income and do not have					s smoke alarms free of charge to seniors who own their own home and are low to													
mod	erate	income ar	nd do	not have	a working	alarm	١.											
Location:									Prior	ity N	eed Ca	teg	ory					
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Description: IDIS Project #: UoG Code: CA63210 SAN DIEGO Section 108 Loan Repayment Code	Proj	ect N	lame:	Log	an F	leigl	nts Librai	′y 10	08 Loar	Re	paym	ent								
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